084.0	0007	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,700 / 667,700
					USE VALUE:	667,700 / 667,700
					ASSESSED:	667,700 / 667,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
124		BLOSSOM ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOGT CHRISTOPHER M
Owner 2:	CARTER JASMINE A
Owner 3:	
Street 1:	124 BLOSSOM STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BENFORD RICHARD L -
Owner 2:	-
Street 1:	124 BLOSSOM STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .12 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Brick Veneer Exterior and 1474 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5232.000	261,000	2,800	403,900	667,700
Total Card	0.120	261,000	2,800	403,900	667,700
Total Parcel	0.120	261,000	2,800	403,900	667,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 452.99 /Parcel: 452.99

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 53257

GIS Ref

GIS Ref

Insp Date 10/20/18

!6896!

PREVIOUS ASSESSMENT

Parcel ID 084.0-0007-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	261,000	2800	5,232.	403,900	667,700		Year end	12/23/2021
2021	101	FV	252,900	2800	5,232.	403,900	659,600		Year End Roll	12/10/2020
2020	101	FV	252,800	2800	5,232.	403,900	659,500	659,500	Year End Roll	12/18/2019
2019	101	FV	209,100	2800	5,232.	398,100	610,000	610,000	Year End Roll	1/3/2019
2018	101	FV	209,100	2800	5,232.	305,800	517,700	517,700	Year End Roll	12/20/2017
2017	101	FV	209,100	2800	5,232.	288,500	500,400	500,400	Year End Roll	1/3/2017
2016	101	FV	209,100	2800	5,232.	265,400	477,300	477,300	Year End	1/4/2016
2015	101	FV	197,300	2800	5,232.	248,100	448,200	448,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	04:40:44

LAST REV

Date	Time
05/26/20	09:02:30
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6896

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BENFORD RICHARD	1555-183	1	4/15/2020		715,000	No	No		
CASALOU RUTH M	1132-32		9/8/1994		125,000	No	No		Arline Benford - DOD: 08/15/2019 BK: 01132 P

USER DEFINED

Prior Id # 1:	53257
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/26/2020	SQ Returned	JO	Jenny O
10/20/2018	Meas/Inspect	HS	Hanne S
11/25/2008	Meas/Inspect	336	PATRIOT
4/1/2000	Inspected	264	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	264	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5232		Sq. Ft.	Site		0	70.	1.10	6									403,871						403,900	

Total AC/HA:	0.12011	Total SF/SM:	5232	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	403,871	Spl Credit		Total:	403,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	11 - Asphalt	30	%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.02295756
Adj $ / SQ:	179.529
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	378241
Depreciation:	117255
Depreciated Total:	260986

COMMENTS

CRAWL SPACE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

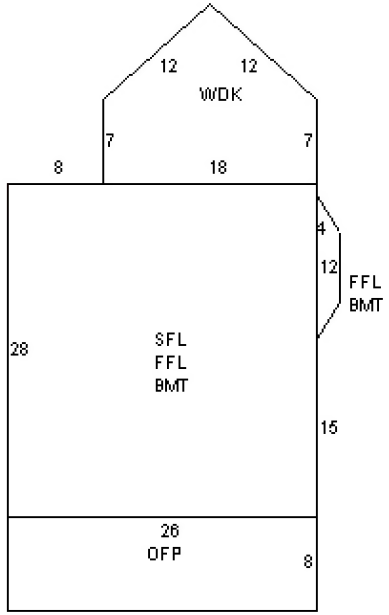
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	179.53
Special Features:	0	Val/Su Net:	99.39
Final Total:	261000	Val/Su SzAd	177.07

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	746	53.860	40,179
FFL	First Floor	746	179.530	133,929
SFL	Second Floor	728	179.530	130,697
OFP	Open Porch	208	24.990	5,199
WDK	Deck	198	11.300	2,238
	Net Sketched Area:	2,626	Total:	312,242
Size Ad	1474	Gross Area	2626	FinArea 1474

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

084.0-0007-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X14	F	FR	1930	22.43	T	50	101			2,800			2,800

More:	N	Total Yard Items:	2,800	Total Special Featues:	Total: 2,800